

CERTIFIED MAIL

September 20, 1983

Mr. Russell Sabin, AIA, Area Architect
The Church of Jesus Christ of Latter Day Saints
Hawaii Pacific Islands Financial Office
1500 South Beretania Street
Honolulu, Hawaii 96826

Dear Mr. Sabin:

Current TMK: 2-4-04:161

Special Permit Application (82-18)
TMK: 2-4-4:30

The Planning Commission at a duly advertised public hearing on September 15, 1983, considered your request for a special permit in accordance with Chapter 205-6, Hawaii Revised Statutes, and Rule 6 of the Planning Commission, to allow the establishment of a church of 5 acres of land at Waiakea Homesteads, South Hilo, Hawaii.

The Commission voted to deny the special permit based on the following findings:

In this particular case, it is felt that the area's need would not necessarily be better served with the proposed use at the requested location. It has been traditional that "churches" are established within the urban core or as near as possible to areas of population which churches serve. From a locational standpoint, it has also been traditional in that the locations of churches were typically established along major thoroughfares, arterials, and even abutting collector street systems. This kind of planned siting of facilities offered the users of such facilities not to engage in or conflict with lower mobility type road systems. The location of such facilities avoided the penetration and burden of additional vehicular traffic within the established single family residential zoned areas.

The proposed church use would generate an added burden on the "minor street" (a lower mobility type roadway) leading to the property. The proposed church has an active membership of

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approximately 340 members of which most, if not all, live outside of the Anela Nani Subdivision. Also, the church facilities can and would probably be used for other kinds of church activities related to fund raising, community gatherings, etc, which certainly adds to the traffic generation issue on this matter. Akea Street is a forty-foot right-of-way with a twenty-foot pavement and serves as primary ingress and egress to the Anela Nani Subdivision which was approved in April 1962. This subdivision presently consists of 80 lots and 61 existing single family dwellings. Secondary accesses of Alohalani and Kapaka Streets in the adjacent Hawaii Fairways Subdivision, which consist of 97 lots and 80 dwellings, are also forty-foot wide rights-of-way with approximately twenty feet of pavement. These roadways do not meet with the present Subdivision Code standards. The minimum roadway requirement for roads of this nature is a fifty-foot right-of-way with a twenty-foot pavement, six-foot wide shoulders, and nine-foot wide drainage swales. While Akea, Kapaka, and Alohalani Streets are forty-foot rights-of-way, and have a twenty-foot pavement, there are no shoulder or drainage swale improvements. In addition, Akea Street has only one egress which was intended to serve the low density residential traffic of that particular subdivision.

To introduce a use which would generate other than normal residential type traffic through a single family residential neighborhood would create a situation which may prove to be detrimental to the area and not be in the best interests of the safety and welfare of the general public.

The proposed use would have some adverse effects on surrounding properties. The purpose of the subject request is to allow the establishment of a church use within the State Land Use "Agricultural" district. This use can be basically characterized as a medium or high density type urban use in terms of numbers of people and the activities generated by such numbers. One of the basic elements of land use planning and zoning is the minimization of adverse effects which various uses may have upon other uses. Because the subject request would require a significant increase in peak traffic through an existing Single Family Dwelling environment, the adverse impact upon surrounding residential properties would be contrary to sound planning practices.

Based on the foregoing considerations, we have determined that the requested Special Permit, for its intended purpose at this particular location, is not an unusual and reasonable use;

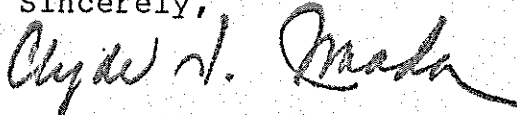
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and, thus, will be violative of Chapter 205, the State Land Use Law and Regulations and the County General Plan and its implementing documents.

A denial by the Commission of the desired use shall be appealable to the Circuit Court in which the land is situated and shall be made pursuant to the Hawaii Rules of Civil Procedure.

Should there be further questions on this matter, please feel free to contact the Planning Department at 961-8288.

Sincerely,



CLYDE IMADA
Chairman, Planning Commission

cc: Department of Public Works, Building Division
Department of Water Supply
Mr. Dwight Sumida
Corporation Counsel

bcc: Plan Approval Section